

**LEMON GROVE CITY COUNCIL  
AGENDA ITEM SUMMARY**

Item No. 2  
Mtg. Date January 6, 2015  
Dept. Development Services

**Item Title: Public Hearing to Consider Planned Development Permit PDP14-0002 and Tentative Map TM0060 Authorizing an 84 Unit Residential Condominium Development on 1.14 Acres at 3515 Olive Street**

**Staff Contact:** Carol Dick, Director of Development Services

**Recommendation:**

- 1) Conduct the public hearing; and
- 2) Adopt resolutions (**Attachment D & E**) approving Planned Development Permit PDP14-0002 and Tentative Map TM0060.

**Item Summary:**

The proposed project is located at 3515 Olive Street in the Main Street Promenade District in the Downtown Village Specific Plan area. The site consists of 6 parcels, 3 were recently occupied by Culligan's Water Softening business and the other parcels are City owned. The applicant is requesting authorization of an 84 unit condominium development. The project includes a request to vacate unimproved public right-of-way near the existing cul-de-sac in the Transit Mixed Use 5 & 7 Zone and Land Use Designation area. The Planning Commission recommends approval and the attached staff report (**Attachment A**) describes the project in detail.

**Fiscal Impact:**

No fiscal impact.

**Environmental Review:**

- |   |  |
|---|--|
| <input type="checkbox"/> Not subject to review                    | <input type="checkbox"/> Negative Declaration                      |
| <input type="checkbox"/> Categorical Exemption, Section [       ] | <input checked="" type="checkbox"/> Mitigated Negative Declaration |

**Public Information:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> None   | <input type="checkbox"/> Newsletter article   | <input checked="" type="checkbox"/> Notice to property owners within 300 ft. |
| <input checked="" type="checkbox"/> Notice published in local newspaper | <input type="checkbox"/> Neighborhood meeting |  |

**Attachments:**

- A. Staff Report
- B. DVSP Map Excerpts
- C. Correspondence
- D. Resolution (TM0060)
- E. Resolution (PDP14-002)
- F. Environmental Checklist & Vicinity Map
- G. Exhibit A – Provided to City Council and available at City Hall for review



## LEMON GROVE CITY COUNCIL STAFF REPORT

Item No.   2  

Mtg. Date January 6, 2015

**Item Title: Public Hearing to Consider Planned Development Permit PDP14-0002 and Tentative Map TM0060 Authorizing an 84 Unit Residential Condominium Development on 1.14 Acres at 3515 Olive Street**

**Staff Contact:** [Carol Dick, Director of Development Services]

### Application Summary:

APPLICANT/OWNER:	Citymark Development, 3818 Park Boulevard, San Diego, CA 92103
PROPERTY LOCATION:	APNs: 480-043-17, 18, 30, 31, 33, 37 and public right-of-way. The site is located at 3515 Olive Street.
PROJECT AREA:	1.18 gross acres (51,401 sq. ft.) gross and 1.14 acres (49,658 sq. ft.) net.
EXISTING ZONE:	Transit Mixed Use 5 & 7 (TMU5 & TMU7), Downtown Village Specific Plan (DVSP)
GENERAL PLAN LAND USE DESIGNATION:	Transit Mixed Use 5 & 7 (TMU5 & TMU7), Downtown Village Specific Plan (DVSP). Minimum density is 45 dwelling units per acre or 50 dwelling units minimum.
SURROUNDING PROPERTIES:	North: Mixed Use Senior Housing Apartments. South: Contractor's warehouse and office. East: Main Street Promenade and cul-de-sac West: Olive Street and Automobile Repair and Contractors
ENVIRONMENTAL IMPACT:	A mitigated Negative Declaration of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project identified potential impacts associated with: Hazards & Hazardous Materials, Hydrology & Water Quality, Noise, Public Services/Recreation, Transportation & Traffic. A draft MND was filed with the County Clerk prior to the Planning Commission public hearing and the public review period will expire at the end of the business day on December 26, 2014

### Discussion:

The Planning Commission conducted a public hearing at its December 22, 2014 regularly scheduled meeting and recommended approval (3-0) of the project as proposed and conditioned in the Resolutions. The Planning Commission meeting included a discussion about

# Attachment A

the proposed five parking space deficiency. Staff informed the Planning Commission that the five space deficiency represented less than a five percent modification of the standard. Also, staff informed the Commissioners of the recent discussion at the City Council December 16, 2014 meeting and the results of the parking survey conducted by City staff in October and November 2014. Based on that information, the Planning Commission recommends approval of the project.

## Site and Project Description

Citymark Development filed a complete application on October 15, 2014, December 17, 2014 and December 18, 2014.

The project is located in the area governed by the Downtown Village Specific Plan (DVSP). The DVSP requires any project that includes the demolition of existing buildings or construction of new buildings to obtain approval of a Planned Development Permit from the Planning Commission. The project also includes a subdivision map for condominium purposes and requires that the Planning Commission advise the City Council. This staff report provides a description of the existing site, the proposed project, and the conformance to the regulatory framework.

The project site consists of six separate assessor parcels and public right-of-way to be vacated as a part of the Tentative Map. The site is located at 3515 Olive Street and extends around the existing mid-block cul-de-sac to the Main Street Promenade. Three of the properties are developed with commercial warehouse buildings and surface parking area previously occupied by Culligan Water Softening. The three other sites are owned by the City of Lemon Grove and the structures were demolished during construction of the Main Street Promenade.

The project includes vacation of unimproved right-of-way around the existing cul-de-sac that relies on future redevelopment of private property and real property dedication. The intent of this right-of-way was to eventually connect with Lemon Avenue at a future four way stop. The private property was recently acquired by a contracting company and the new owners have not expressed interests in redeveloping the property. The vacation of the right-of-way would eliminate the potential for through traffic from North Avenue through the cul-de-sac to Olive Street or Lemon Avenue. Although eliminating this segment reduces choices of travel paths, the elimination of through traffic maintains the interior cul-de-sac road as a road which provides access to the development on that block including the Main Street Promenade.

The proposed project consists of 84 condominium units with a rooftop terrace of 2,210 sq. ft. and a fitness room. The project provides approximately 97 percent of the required parking and proposed deviations to accommodate tandem spaces and space dimension variations are included in this request. The physical improvements for the project include demolition of the existing buildings, grading and excavation, construction of a three story structure (four stories as seen from Olive Street), public street dedication and improvements, hardscape, landscape and irrigation, and lighting.

The site does not contain vegetation and slopes downwards approximately 4 vertical feet from the northeasterly corner to the most southwesterly corner of the project. Because of historical use of the site, conditions of grading have been recommended and the project as designed avoids substantial soil disturbance.

The State of California has established Regional Housing Needs Allocation (RHNA) targets for each city in order to ensure adequate housing stock. The RHNA targets create a threshold for cities in order to obtain grant and transportation funding. This project works towards the City's goals of meeting its RHNA figures by providing 84 units towards the overall unit goals. In this

## Attachment A

case, the City is assuming that market rate condominium units would provide additional units for above moderate income households. The City is obligated to provide 166 above moderate or moderate income level dwelling units. There are approximately 146 units permitted or about to be permitted and the approval and construction of this project would provide 64 dwelling units above the RHNA allocation for Lemon Grove.

### *Land Use Designation and Zone*

The existing zone and land use designation for this site is the Transit Mixed Use 5 & 7 (TMU5 & TMU7) zone and land use. Transit Mixed Use 5 is the mid-range density zone for the transit land use area in the DVSP. Transit Mixed Use 7 is the most intensive and the highest density land use designation in the DVSP. The development standards for the Transit Mixed Use 5 & 7 zones/land use and how the proposed project conforms to those criterion standards are listed in the following table.

The project is located in the Main Street Promenade District in the Downtown Village Specific Plan. This district is oriented around the trolley station located on Main Street north of Broadway. The plan encourages high density residential uses. This mixed use district allows for a mixture of retail commercial uses oriented to commuters and local residents, office uses that would benefit from the proximity to public transit and high-density residential uses. The plan further encourages that parking requirements in this District be reduced due to the proximity of the future Integrated Transit Station. Underground or tuck-under parking is the preferred vehicle parking design on-site.

Criteria	Transit Mixed Use 5 & 7 (TMU5/7) Standards	Citymark
Density	35-45 dwelling units per acre (du/ac) <i>minimum</i>	73 dwelling units per acre.
	Assumed 150% (68 du/ac) for DVSP Environmental Analysis.	162% of Minimum.
Open Space	Encouraged – Not Required	2,210 SF rooftop deck
Parkland	Parkland Fee (CEQA)	\$50,481 (credit for 5 units for rooftop deck)
Min. Lot Area	20,000 SF	49,658 SF
Min. Lot Width/Depth	100-feet x 160 - feet	Irregular 282 feet x 305 feet
Setbacks	Build-to line within 1-foot of the property line and not less than 5-feet from ultimate right-of-way.	See site plan. Accessibility, Citronica II locations, and emergency access warrant deviation from absolute dimensions.
Building Height	85-feet or 7 stories	53-feet and 4 levels including parking garage.
Max. Building Coverage	None established.	Approximately 62%
	Assumed 80% for Environmental Analysis.	
Loading Space	Residential – 1 space for more than a 12-unit development	1 space located on entry driveway.

# Attachment A

	Office/Retail – 1 van space	
Bicycle Parking	1 rack for every 10 required parking spaces.	Bicycle secured storage room for 25 bicycles.

## *Building Design*

The development standards established for projects built within this zone are intended to create a strong street edge. In order to accommodate a strong street edge, the setback requirements should be thought of as a “build-to” line rather than an open yard requirement and require that a building be built within one foot of the ultimate right-of-way. The configuration of the lot is irregular and the building provides a strong street edge along Olive Street and the cul-de-sac. The building is designed as an urban residential building with the open space occurring on a portion the rooftop. The rooftop terrace provides BBQs, tables, and seating areas. It overlooks the Main Street Promenade and provides the desired “eyes on the street” concept for the park as well as the main entry of the building. The site is landscaped to soften the building edges and to accommodate drainage facilities consistent with water quality objectives.

The building floor plan consists of 84-condominium units consisting of one-bedroom units (45), two-bedroom units (36), three-bedroom units (3), a management office, a mail room, two elevators, a bicycle storage room, recycle & trash room, a fitness room (approximately 650 sq. ft.), rooftop terrace (2,210 sq.ft.), and parking garage.

The architectural design of the project emphasizes the common areas (entries, lobby, elevator shafts) in a different manner than the residential units of the structure. Each unit has a balcony and the railing designs are yet to be determined.

The project as viewed from Olive Street (West Elevation) consists of a four-story design with an interesting architectural façade with variations in colors, materials and geometric protrusions/erosions. The garage level appears as a foundation base to the building, but provides opportunities to incorporate three artistic panels (design to be determined) that accommodate the ventilation requirements for the garage. The main entry to the building occurs on the east side of the structure. There is an exit door that occurs on the west side of the building for existing purposes only and does not represent a public entry to the building.

The project as seen from the north and south exhibits individual unit and balconies accented with different colors and materials. The architectural elevation facing east towards the Main Street Promenade appears as a three-story structure with the main entry to the building clearly accentuated. An external staircase and ramp lead to the front entry which is a large expanse of glass. Above the lobby is the fitness room that also has a large window. The rooftop terrace contains a shade structure that sits above the entry portion of the building.

The maximum building height for the structures in Transit Mixed Use (7) is 7 stories or 85 feet and in Transit Mixed Use (5) is five stories or 65 feet. The project height is approximately 53-feet (elevator penthouse) from the highest point. The mechanical housing and other rooftop structures do not count towards the overall building height. The original goal of the specific plan was to accommodate the highest residential density and commercial intensity in this area and this area was identified for the location of the highest structures in the downtown area. However, after developers discussed the constraints involved with the construction of buildings that high, city staff realized that the current market would not support construction at that height. However, it is apparent that the current developer is able to achieve the desired higher density without reaching 7-stories or 85 feet by generating a mix of smaller dwelling units.

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## *Grading*

The finish grade of the project is very close to the existing grades at the site. The finish floor of the garage is approximately 443 feet Mean Sea Level (MSL) where the underlying grade is generally at 440 feet MSL.

## *Landscaping/Screening*

The proposed Transit Mixed Use zones are urban development zones and the landscape requirements focus on a desired street character. This zone does not require specific area requirements for on-site landscape although there are street tree requirements. The specific plan requires the street trees on Olive Street to be vertical tree types planted at a rate of 1 tree for every 25-feet of frontage. In this case, the landscape plan shows 4 trees along Olive Street where 5 trees are required. The tree form has a vertical growth pattern that eventually broadens and is known to be an acceptable street tree in urban areas. The proposed landscape plan illustrates that the trees are planted consistent with the geometry of the building and a fifth tree may not be appropriate to the design.

Although there is not a requirement for a specified area of on-site landscape in the proposed zone, the project includes landscaped areas around the building for aesthetic and drainage reasons. The parking area is visible from the exterior of the site in certain areas, but the project has provided landscape edges and in some locations, artistic panels will be used to add interest to the edge. Conditions have been included in the Resolution of Approval which require the preparation and submittal of a detailed landscape and irrigation plan and the execution of maintenance agreements.

The plans show an adequate area in the parking garage for recyclables and trash.

There are mechanical rooms on each level of the structure.

## *Traffic*

A traffic analysis was not prepared for this project although three previous traffic studies and the associated mitigation measures for projects in this area were utilized. The analysis concluded that the existing and projected trips generated by the project do not create any significant traffic impacts. However, the analysis included an assumption that traffic may increase with the Lemon Grove Avenue Realignment project and this project would contribute to the traffic at the Broadway and Olive Street intersection as well as the Lemon Avenue and Olive Street intersection. The study recommends that the project contribute a proportional fair share fee towards the signalization of Broadway and Olive Street and for the stop sign controls at the intersection of Lemon Avenue and Olive Street. A mitigation measure and conditions have been included in the Draft Resolution of Approval.

## *Off-Street Parking*

The off-street parking requirements for projects in the Transit Mixed zones are as noted in the table below. The TMU zone allows for credit for on-street parking. In this case, the parking requirement for the project generates a demand of 125 residential spaces. The project design provides 116 parking spaces on-site and a credit of four parking spaces is obtained for the on-street parking spaces fronting the project for a total deficit of 5 parking spaces. A waiver is requested to allow deviations from the required number of spaces. The project includes all compact dimensioned spaces where the standard allows for 75 percent of the required spaces to be compact spaces. The project includes a larger compact space dimension than the Lemon Grove standard compact space (8.5' x 18' where 8.5' x 15' is standard). The project is near transit and the proposed space for bicycles exceed the requirement (25 where 12 required). The project also provides space for motorcycle parking. The TMU7 zone does not have a

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requirement for guest parking for the residential units. The project includes tandem spaces and the project will require that these spaces are assigned to the two bedroom units. A condition has been included in the resolution requiring the CC&Rs to include this provision. Staff believes that the project provides adequate offsets to approve the parking deviation request.

<b>PARKING REQUIREMENTS</b>			
<b>Space</b>	<b>AREA &amp; USE</b>	<b>PARKING RATIO</b>	<b>SPACES REQUIRED</b>
Residential – One Bedroom	45 units	1.25/Unit	56
Residential – Two Bedroom	36 units	1.75/unit	63
Residential – Three Bedroom	3 units	2/unit	6
<b>Total Required</b>			<b>125</b>
<b>Parking Provided Off-site</b>			<b>6</b>
<b>Total Provided</b>			<b>120</b>
<b>Deficit</b>			<b>5</b>

The project provides designated service and loading for the residential uses. This space is located directly off of the entry drive near the garage entrance and is 14 feet by 20 feet in size.

## *Open Space*

The proposed Transit Mixed Use zone does not have specific requirements for open space because of the urban infill character of this zone. However, this project includes the installation of open space as follows:

Common Open Space – 2,210 sq. ft. and a 650 sq. ft. fitness room.

Private Open Space – 60 sq. ft. average per unit in private balconies.

## *Noise*

The City of Lemon Grove General Plan and the Acoustical Analysis prepared for the Lemon Grove Avenue Realignment Project noted that the site is located within an area that may be affected by the traffic noise generated by vehicles on SR94, trolley alignment, and in the future, the Lemon Grove Realignment. The residential units facing SR94, and the trolley alignment may be exposed to noise levels exceeding the 60 dbL noise thresholds as established by the General Plan. Specific construction assemblies are required to be constructed to ensure that the interior levels are reduced (CBC). A letter from the acoustical consultant will be required to verify that the construction plans show conformance with this requirement prior to issuance of a building permit. These requirements have been included as conditions in the Draft Resolution of Approval.

## *Public Street Dedication and Improvement Requirements*

The project site is located on Olive Street and an interior block cul-de-sac. Olive Street has recently been classified as a Specific Plan Street as a part of the Lemon Grove Avenue Realignment project. Fifteen feet of real property along the project frontage is required to be dedicated for public right-of-way and has been shown on the project plans. Because the schedules of the Realignment project and this project may be in conflict, the project is required to dedicate the additional right-of-way and provide a temporary berm to protect overhead utilities



# Attachment A

until they have been placed underground. These requirements have been included in the Resolution of Approval.

## *Undergrounding of Overhead Utility Lines*

Existing overhead utility lines located within the boundaries of the property or within the one-half right-of-way abutting the subject property are required to be placed underground. The inspection of the subject property revealed that there are power poles located on the frontage of the property. The service on these poles were to be placed underground as a part of the Lemon Grove Avenue Realignment project. Any new services to the project shall be placed underground. A condition has been included in the Resolution of Approval requiring the undergrounding of all new services to the proposed project.

## *Sanitation District*

The project will be connected to the Lemon Grove Sanitation District sewer system via laterals to be maintained by the property owner. The project requires an easement bisecting the property to accommodate the existing sewer main. The improvement plans and construction shall be to the satisfaction of the City Engineer.

## *Drainage/Water Quality*

The applicant has not prepared a Water Quality Technical Report and an On-Site Drainage Study for this project at this time. The implementation, construction and on-going maintenance of the project components must comply with Water Quality regulations and submittal of these documents must accompany applications for improvement permits. Any recommendations in these reports are considered mitigation measures of the Negative Declaration and a condition has been included in the Resolution of Approval. A determination of substantial conformance may be required if modifications to the project are required.

## *Fire Department Requirements*

The Fire Department has reviewed the proposed project as illustrated and requires that the project comply with all applicable provisions of the California Fire Code and the California Building Code to the satisfaction of the Fire Chief.

## *Building Code Requirements*

The Building Department has included a condition in the Resolution of Approval requiring that the building and equipment comply with the applicable provisions of the California Building Code to the satisfaction of the Building Official.

## *Lighting*

Plans submitted for building permits must show conformance to the Title 24 Requirements. These requirements have been included as conditions in the Resolution of Approval.

## *Signage*

Signage must be consistent with the Lemon Grove Municipal Code Sign Ordinance and staff recommends that the project be allowed to process signage applications without having to modify the approved Planned Development Permit.

## *City of Lemon Grove*

The City Manager of Lemon Grove is currently negotiating a final purchase agreement with the applicant of the city owned properties for this project and the City Manager will be generating a separate report for the City Council regarding the purchase agreement.

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## *Comments in Response to the Notice of Public Hearing and Environmental Analysis*

The City of Lemon Grove received no comments in response to the Notice of Public Hearing and Environmental Analysis at the time this staff report was prepared. Staff will provide the City Council at the time of the public hearing with any comments that may come in past the distribution of the staff report.

## *Expiration Date of the Planned Development Permit*

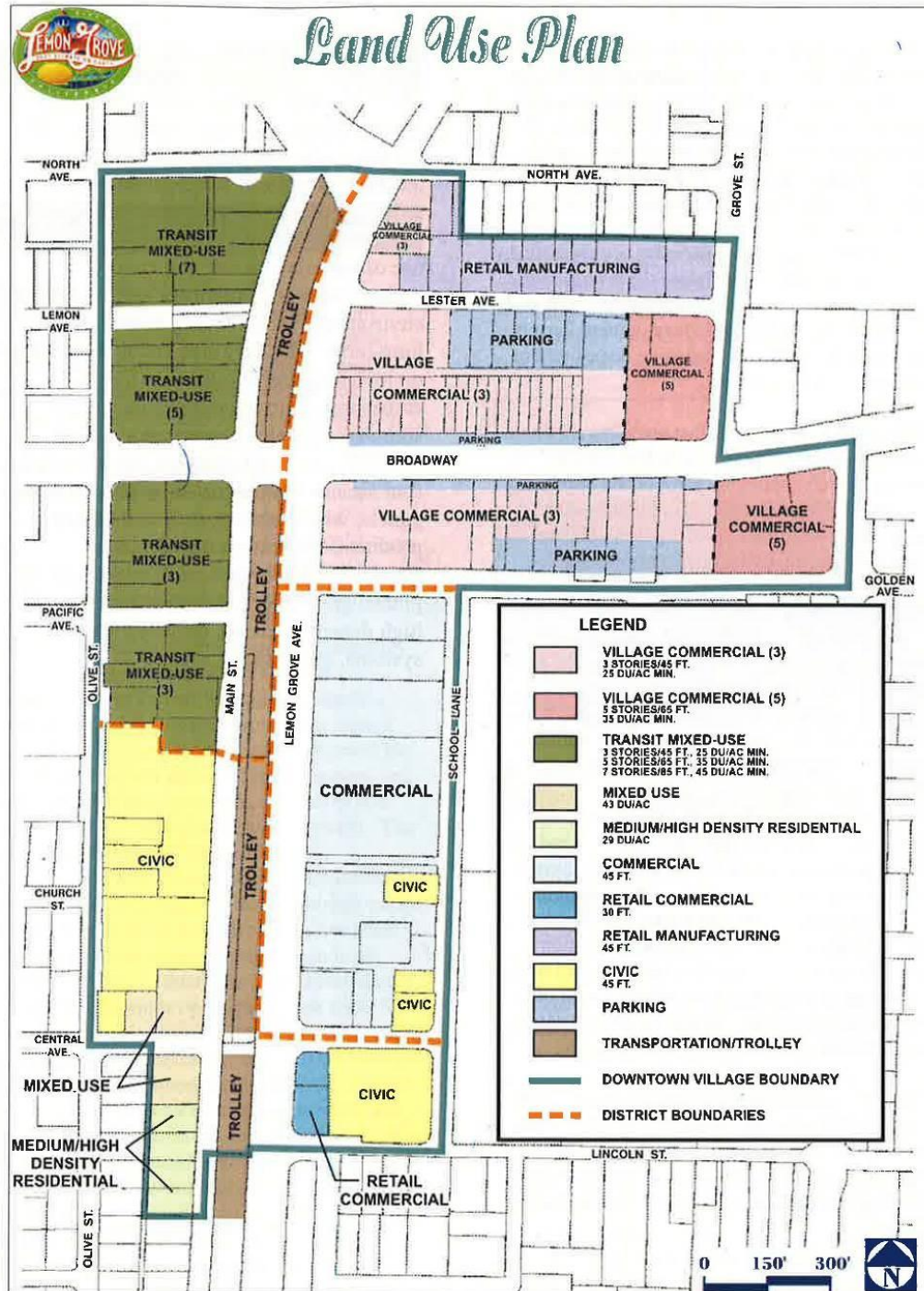
Planned Development Permits expire within two years if the project has not commenced or if it has not been vested. In this case, staff is requesting three years because of the complexity of the improvements. This request has been included in the Resolution of Approval.

## **Public Information:**

The Notice of Public Hearing was published in the December 4, 2014 edition of the East County Californian and mailed to all property owners within 300 feet of the subject property.

## **Conclusion:**

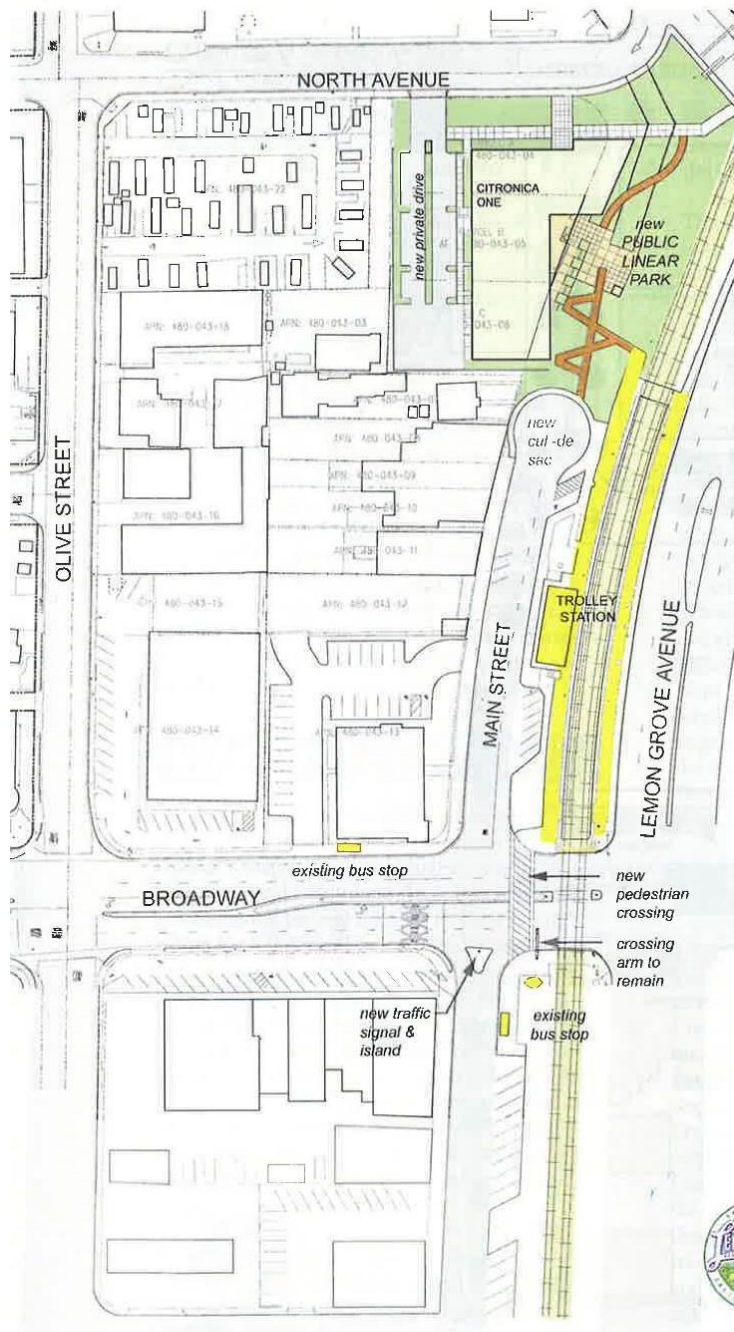
The Planning Commission recommends approval of the resolutions (**Attachments D & E**).



LAND USE PLAN  
Figure 3



# Attachment B



INTERIM MAIN STREET PROMENADE

Figure 7







ULTIMATE MAIN STREET PROMENADE

Figure 8







2258 First Avenue

San Diego, California 92101

T 619.235.9262 F 619.235.0522

## Project Memorandum

**DATE:** December 11, 2014  
**PROJECT:** CityMark Lemon Grove  
**TO:** Carol Dick, City of Lemon Grove  
**FROM:** clonberger, Studio E Architects  
**SUBJECT:** Deviation Justifications  
**COPIES TO:** File

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### MEMORANDUM:

#### Olive Street Setback

The project is set further back from the ultimate right-of-way of Olive Street to adequately transition building form along the street from the new Citronica 2 project to the north and future redevelopment destined to the south. Citronica 2 dedicated a larger portion of their site to the Olive Street right-of-way effectively pushing their building eastward. Our project will be situated close to this setback.

#### Deviation Offsets (for parking or other possible deviations)

To offset the small deviation needed for parking, the project is providing the following additional features as offsets:

- Enhanced Bicycle Parking: easily accessible and generously accommodated bicycle parking is provided in the garage level where it is secured and weather protected while at street level for easy roll out and use.
- Motorcycle Parking: though not specifically required to be provided, motorcycle spaces are provided in the garage.
- Roof Terrace: A large (2,210 SF) top level common terrace is provided with easy elevator access to provide outdoor gathering space for residents including barbeques and seating areas. This terrace is centrally located and overlooks the park space to the east.
- Fitness Facility: A second level fitness room is provided that is available to tenants. The fitness facility is placed over the lobby entrance and facing eastward into the park space to provide pleasant views.

END OF MEMORANDUM





## RESOLUTION NO. 2015-\_\_\_\_\_

### RESOLUTION OF THE LEMON GROVE CITY COUNCIL APPROVING TENTATIVE (CONDOMINIUM) MAP TM0060 AUTHORIZING THE SUBDIVISION OF 6 PARCELS INTO ONE LOT OF EIGHTY FOUR CONDOMINIUM UNITS AT 3515 OLIVE STREET, LEMON GROVE, CALIFORNIA.

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**WHEREAS**, Citymark Development, filed a complete application for a Planned Development Permit PDP14-0002 and a Tentative Map TM0060 on October 15, 2014 and December 17, 2014 to authorize a subdivision of 6 parcels into one lot containing eighty four residential condominium units; and

**WHEREAS**, the proposed site includes six parcels (APNs 480-043-17, 18, 30, 31, 33, 37) and the vacation of public right-of-way; and

**WHEREAS**, a Mitigated Negative Declaration, ND15-01, of Environmental Impact regarding Planned Development Permit PDP14-0002 and Tentative Map TM0060 will be filed subsequent to its adoption and the approval of the proposed project; and

**WHEREAS**, a public hearing was duly noticed on December 4, 2014 and held by the Lemon Grove Planning Commission on December 22, 2014; and

**WHEREAS**, the Planning Commission finds that the tentative map complies with the findings of fact required to approve this project pursuant to Municipal Code Section 16.16.400 because the project complies with the State Subdivision Map Act; the existing lot is a legal lot; the proposed subdivision creates more than 5 units; the proposed subdivision complies with the requirements of the Subdivision Ordinance; the map and design or improvements are consistent with applicable general and specific plans; the site is physically suitable for the type of development; and the site is physically suitable for the proposed density of development; and

**WHEREAS**, the Planning Commission finds that the proposed vacation of the public right-of-way as identified in Exhibit "A" of the tentative map is consistent with the Lemon Grove General Plan and pursuant to Government Code 66434(g) because it maintains sufficient right-of-way for circulation and reduces potential through traffic on a private driveway utilized by the surrounding developments; and

**WHEREAS**, the Planning Commission recommends approval of the Tentative Map TM0060 to the City Council; and

**WHEREAS**, a public hearing was duly noticed on December 4, 2014 and held by the Lemon Grove City Council on January 6, 2015; and

**WHEREAS**, in accordance with Section 16.12.280, the City Council finds that it is impractical in this particular case for this subdivision to conform fully to the Design Standards of the Subdivision Ordinance because the Subdivision Ordinance does not account for condominium sized lots and waivers granted as part of the approval of this project are found to conform to the spirit and purpose of the Subdivision Map Act and of the Subdivision Ordinance of the Lemon Grove Municipal Code; and

**WHEREAS**, the City Council hereby makes the following findings:

1. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or

## Attachment D

their habitat because the property has no environmentally protected resources as discussed in the Mitigated Negative Declaration; and

2. The proposed Tentative Subdivision Map (TM0060) is consistent with the land use designation of the Lemon Grove General Plan and Downtown Village Specific Plan; and
3. The site is physically suitable for the proposed density of development because public utilities will be available to serve the proposed density; and
4. The design of the subdivision or the type of improvements will not cause serious public health problems because public services (e.g., sewer, water, gas, and electricity) will be provided to the subdivision; and
5. The design of the subdivision or type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision as defined under Section 66474 of the Government Code, State of California; and
6. The design and improvements of the proposed subdivision map complies with the requirements of the State Subdivision Map Act and the City of Lemon Grove Subdivision Ordinance except as specifically waived for the purpose of creating condominiums; and
7. The design of the project will not create an impact on the environment; and

**NOW, THEREFORE, BE IT RESOLVED** that the [City Council] of the City of Lemon Grove, California hereby:

**SECTION 1.** Waives or modifies the following Design Standards in accordance with Section 16.12.280:

1. Section 16.12.220B (Minimum Lot Area of 6,000 sq. ft.) to allow 84 condominium units with associated common areas.
2. Section 16.12.220D (Minimum Lot Width and Depth of 60 feet by 90 feet) to allow 84 condominium units defined as the interior of the units constructed consistent with PDP14-0002.

**SECTION 2.** Approves Tentative Map TM0060 in association with Planned Development Permit PDP14-0002 and the grading, site, landscape, and architectural plans dated received October 14, 2014, December 17, 2014 and December 18, 2014 (incorporated herein by reference as Exhibit A), except as noted herein. This approval authorizes the subdivision of 6 parcels and vacated public right-of-way into 84 condominium units and associated common areas on a site located at 3515 Olive Street, Lemon Grove, California. Except as amended, the approval of this project shall be subject to the following conditions:

**A. PRIOR TO RECORDATION OF A FINAL MAP:**

1. The subdivider shall execute an Subdivision Improvement Agreement and a Subdivision Improvement Security in accordance with Section 16.12.200. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping, and retaining wall work proposed within the private property shall be submitted with the grading and improvement plans. A separate cost estimate shall be submitted for work proposed within the public right-of-way. Performance agreements and security equal to the approved cost estimates shall be posted for all the private and public improvements. Templates for these agreements are available from the City.
2. Submit improvement plans and enter into a secured agreement (see Item A. 1 above) for public street improvements on Olive Street to the satisfaction of the City Engineer. The

## Attachment D

proposed improvements should align with the existing curb, gutter and sidewalk improvements to the north of the project. The proposed improvements shall include curb, gutter, sidewalk and AC pavement improvements on Olive Street to the satisfaction of the City Engineer.

3. Submit an agreement not to oppose the formation of a future utility undergrounding district to the satisfaction of the City Engineer.
4. All existing survey monuments, including any benchmark(s), within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor shall restore them after completion of the work. A Corner Record or Record of Survey shall be filed with the San Diego County Recorder as necessary. A copy of the filed documents shall be given to the City of Lemon Grove Engineering Department as soon as they have been filed with the County.
5. A Right-of-way Permit shall be obtained from the Engineering Department for all work within the public right-of-way.
6. The applicant shall submit record drawings (as-builts) and engineering documentation for all public and private improvements to the satisfaction of the City Engineer.
7. Submit the street improvement and grading plans to Helix Water District for review and signature.
8. A final soils engineering report shall be submitted for the Engineering Department's review following grading activities but prior to final inspection for grading permits. The report shall address, at a minimum, items as stated in Municipal Code Section 18.08.830.
9. The project shall be subject to inclusion into the Lemon Grove Roadway Lighting District which includes an annual assessment.
10. Prior to the issuance of a building permit a change of use application must be filed with the Lemon Grove Sanitation District. Sewer service and capacity fees will also be required prior to the issuance of building permits.
11. Per Ordinance 372 a Uniform Transportation Mitigation Fee must be paid at the time of building permit issuance (currently \$2,254.00). The fee is subject to annual increases and the actual fee will be calculated at the time of payment.
12. Prior to the issuance of occupancy for the structures the applicant shall submit a fair-share contribution for the future improvements to the intersection of Olive Street and Broadway and to the intersection of Olive Street and Lemon Avenue to the satisfaction of the City Engineer.
13. The subdivider shall provide easements for all proposed sewer facilities as required by the Lemon Grove Sanitation District. The location of the proposed sewer facilities shall be as required by the Lemon Grove Sanitation District.
14. A maintenance agreement for the private sewer shall be executed to the satisfaction of the City Engineer.
15. All grading permit fees and deposits shall be paid and all actions necessary preceding the issuance of the grading permit shall be completed.
16. The subdivider shall grant to the appropriate agency by recorded documents all required easements, specifically all on-site water main easements that serve fire hydrants, or furnish a letter from said agency that none are required.

## Attachment D

17. The design and area of all lots and the design of the final map shall be in substantial conformance to that shown on the approved tentative map to the satisfaction of the Development Services Director.
18. The final map shall include the entire area shown on the tentative map and shall not be filed as units. Lot numbering and design on the final map shall be in substantial conformance to that shown on the approved tentative map.
19. The final map shall indicate that this project is a condominium development for eighty four (84) dwelling units.
20. The map shall show street right-of-way dedicated to the City consistent with the approved Tentative Map.
21. The map shall show vacation of public right-of-way consistent with Government Code Section 66434 (g).
22. The subdivider shall comply with section 66436 of the Government Code by furnishing to the City Engineer a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: a) they have received from the developer a copy of the proposed final map; b) they object to/do not object to the filing of the map without their signature; c) in the case of a street dedication affected by their existing easement, they will sign a "subordination certification" or "joint-use certificate" on the map when required by the governing body. In addition, the subdivider shall furnish proof to the satisfaction of the City Engineer that no new encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the tentative map.
23. The subdivider shall submit a title report for the property no more than 60 days in advance of the recordation of the Final Condominium Map to the City Engineer for review. The final map shall identify any and all easements indicated within the Title Report.
24. All plans and technical studies required to be submitted to Engineering Department for review and approval shall be prepared by a California Registered Professional Engineer or applicable utility provider.
25. For any work within the public right-of-way, the subdivider shall secure an encroachment permit to work within the City right-of-way and place a special deposit with the City to ensure that any damage to the existing roadway or other public improvements is repaired in a timely manner.
26. All domestic water supplied for this subdivision shall come from the Helix Water District.
27. All buildings constructed in this subdivision shall be connected to the public sewer system of the Lemon Grove Sanitation District.
28. The subdivider shall provide the City Engineer with two reproducible Mylar copies of the final map for recordation.
29. The subdivider shall provide proof satisfactory to the director of public health that there exists an adequate potable water supply available to each lot or parcel, and that the subdivider install or agree to install water supply pipes of a minimum six inches in diameter, provided that the City Engineer may require such other diameter of water supply pipe as may be recommended by Helix Water District.

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30. The subdivider shall provide the City Engineer with letters from the serving utility companies stating that arrangements satisfactory to the utility have been made to serve all parcels created. No letter will be required from the Pacific Bell Telephone Company.
31. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for review and shall be written to the satisfaction of the Development Services Director and the City Engineer. The CC&Rs shall include the requirements identified by the Water Quality Report and Drainage Study (addressing all requirements of the Regional Water Quality Control Board for a priority project) to be approved for this project to the satisfaction of the Water Quality Program Coordinator, City Engineer, and Development Services Director and shall be recorded concurrent with the final map and shall include but not limited to the following:
  - a. Best Management Practices (BMP's) and a Drainage Maintenance Agreement. The maintenance and the preservation of the drainage facilities shall be included in the CC&Rs. The Developer, Current and Future Property Owners shall adhere to the recommendations of the SUSMP and CC&Rs approved for this project.
  - b. On-going maintenance of landscaping and irrigation (private and within public right-of-way) of slopes, parkways, open space and any landscaped areas as illustrated on the PDP14-0002 Exhibit "A".
  - c. A specific Exhibit "A" for the CC&Rs shall be generated and attached and recorded with the CC&Rs and shall clearly identify areas to be operated, maintained and managed by the HOA.
  - d. Immediate removal of graffiti and any other type of offensive debris is required.
  - e. Tandem spaces shall be assigned to one residential unit.
  - f. All landscaping shall be well maintained in a healthy growing condition at all times in substantially the same condition as approved in accordance with the approved site and landscape plans (private and within public right-of-way as shown on Exhibit A).
  - g. Any bioretention areas, underground drainage facilities, and outlet structures identified in the Storm Water Management Plan (SWMP) and Hydro Modification Plan (HMP) shall be well maintained at all times. Any modifications to the bioretention areas shall require modifications to the SWMP and HMP and review and approval by the City Engineer.
  - h. Requirements to maintain the drainage facilities and any access easements (where they occur) on the property.
  - i. All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.
  - j. The property shall comply with all performance standards relating to the generation of noise, emissions, glare, dust, and odor.
  - k. Identify and implement the BMP's identified in a Standard Urban Stormwater Mitigation Plan (SUSMP) prepared for this project and state that the Developer, Current and Future Property Owners shall comply with the recommendations of the SUSMP prepared for this project to the satisfaction of the Water Quality Program Coordinator and the City Engineer.
  - l. Funding of the long term maintenance of all facilities required by the SUSMP shall be included in the annual HOA budget.

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- m. .Placement of trash and recycling receptacles for pick-up by EDCO shall be on the alley driveway and not within Olive Street.
- n. Rooftop mechanical equipment shall be screened so that it shall not be seen from public rights of way.
- o. The use of barbed wire or razor ribbon on any fences, gates, or walls is prohibited.
- p. Ongoing maintenance of the onsite private sewer is required.
- q. The CC&Rs shall clearly establish the responsibilities of the individual home owners and the HOA with regard to the continuing maintenance and preservation of the project.
- r. The CC&Rs shall specifically limit the number of dwelling units to eighty four (84) on the site.
- s. The CC&Rs shall give the City the right but not the duty to enter the premises to do maintenance and levy assessments if the home owners fail or refuse to maintain said facilities, and shall forbid amendments to the CC&Rs without express written consent of the City.
- t. Common areas shall be well maintained at all times.
- u. Street trees along the cul-de-sac roadway shall be maintained so as not to obstruct the ability of fire apparatus access and fire department aerial operations.

### B. PRIOR TO ISSUANCE OF ANY GRADING AND IMPROVEMENT PERMIT:

- 1. All physical elements of the proposed project shown on the approved plans dated received October 15, 2014, December 17, 2014 and December 18, 2014 except as noted herein, shall be located substantially where they are shown and shall be constructed in accordance with applicable Lemon Grove City Codes.
- 2. Execute a performance bond for all grading activities to the satisfaction of the City Engineer.
- 3. Execute a performance bond for all public improvements to the satisfaction of the City Engineer. If the improvement plans show a need to excavate in any public road right-of-way, the developer shall place a cash deposit with the City Engineer to insure any damage to the existing roadway or other public improvements are repaired in a timely manner.
- 4. Submit and obtain approval of a Water Quality Technical Report and Drainage Study to address all current requirements of the San Diego Regional Water Quality Control Board (Standard Urban Stormwater Mitigation Plan and the Hydro Modification Plan) for a priority development project and to the satisfaction of the Water Quality Program Coordinator and the City Engineer. The SUSMP and HMP shall be completed and approved prior to the issuance of any permits.
- 5. The subdivider shall submit grading plans and a grading permit application to the City Engineer. Grading plans shall be prepared in accordance with the Lemon Grove Municipal Code and by a registered civil engineer. The grading plan shall be reviewed and approved before or concurrently with the approval of the improvement plans. The grading plan shall show existing and proposed on-site improvements including but not limited to paving, grading, utilities, retaining walls, and drainage features. The plan must be approved and secured prior to building permitting. All necessary measures for compliance with the approved Water Quality Technical Report and Drainage Study shall

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- be implemented with the design of the grading. The developer shall submit an erosion and sediment control plan illustrating Construction Best Management Practices (BMPs).
6. Submit a preliminary geotechnical report consistent with Municipal Code Section 18.08.120.
  7. Obtain a demolition permit for the demolition of any structures on the site.
  8. Obtain an encroachment permit for the installation of private facilities and/or for grading work in/or adjacent to the public right-of-way.
  9. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed development shall be implemented with the design of the grading. A private storm water treatment maintenance agreement shall be executed.
  10. A public improvement plan shall be submitted (improvement plan check) showing all of the proposed and existing improvements and existing sewer rehabilitation improvements within the public right-of-way and public easements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. The subdivider shall submit record drawings (as-builts) and engineering documentation for all public improvements to the City to the satisfaction of the City Engineer (e.g., all streets, a new cured-in-place pipe liner (CIPPL) in the portion of existing VCP sewer pipe underlying the proposed garage, access and drainage easements, culverts, drainage structures and drainage channels). Street alignments and grades, including the change of any existing or proposed street alignment and grade, shall be as required by the City Engineer.
  11. The applicant shall submit sewer lateral plans with the improvement plans. These sewer lateral plans shall be submitted in digital format and as paper copies to the satisfaction of the City Engineer.
  12. Sewer and water lines shall not be laid in the same trench in any part of this subdivision.
  13. A private Sewer Maintenance agreement shall be executed for the future repair and rehabilitation of the proposed private sewers. The City will provide the template for the agreement.
  14. A letter of permission to grade will be required from owners of adjacent property owners where work is proposed. The letter(s) must acknowledge the work to be done, the date of the plan of work for which the letter is intended to cover, and be signed with notary attached.
  15. An agreement not-to-oppose the formation of a future utility undergrounding district will be required to be submitted and recorded.
  16. All new utility distribution facilities, including cable television lines, within the boundaries of any new subdivision or within any half street abutting a new subdivision shall be placed underground. The subdivider shall coordinate with the necessary cable television operators for the installation of such facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessarily appurtenant to such underground utilities and street lighting systems may be placed above ground unless directed otherwise by the City Engineer. All proposed structures on the subject property shall connect to the utility systems via underground systems.
  17. The subdivider shall construct or shall cause to be constructed, at his/her cost, a street lighting system conforming to City standards.

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18. Sight distance requirements at all intersections shall conform to the intersectional sight distance criteria as provided to the American Association of State Highway Officials in the publication "Geometric Design for Local Roads and Streets 1971" or as revised.
19. All public streets curb return radii shall be a minimum radius acceptable to the City of Lemon Grove Fire Chief and City Engineer.
20. The improvement plans shall include a detail of the curb outlet to the satisfaction of the City Engineer.
21. Obtain sewer permits and pay capacity fees for 84 units.
22. The subdivider shall prepare construction plans and construct drainage facilities in accordance with the Drainage and Hydrology Study prepared for the project and to the satisfaction of the City Engineer.
23. Building permits shall be submitted with the grading plans for retaining walls where required.
24. Submit a truck routing plan for grading activities concurrent with the submittal of the grading plan and grading permit application if required by the City Engineer.
25. The developer/owner shall submit an erosion control plan and irrigation plan with a sediment control plan to the satisfaction of the City Engineer.
26. A deposit for the initial operation costs expended by the Lighting District for the subject property shall be submitted until the condominium lots are placed on the Tax Assessor's yearly statement.
27. As-built drawings shall be submitted to SDG&E to energize all of the required street lights.
28. A formal written request to add street lights to the Lemon Grove Lighting District shall be submitted to the City of Lemon Grove Lighting District prior to permanent energizing.

C. DURING GRADING ACTIVITIES AND PRIOR TO FINAL GRADING PERMIT APPROVAL:

1. All property corners of the parcel of the lot shall be monumented with three-fourths (.75) inch [interior diameter] iron pipe with lead plug and copper identification disks at least 18 inches long and to the satisfaction of the Development Services Director. Alternatively, applicant may enter into a secured agreement to install monumentation prior to final map recordation or occupancy.
2. The drainage structures identified in an approved Storm Water Management Plan (SWMP) and Hydro Modification Plan (HMP) shall be installed. Any modifications to the bioretention areas shall require modifications to the SWMP and HMP and review and approval by the City Engineer.
3. A final soils engineering report shall be submitted for the Engineering Department's review. In addition to verifying the preliminary soils report, the final soils report shall address the adequacy of the building pads, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways.
4. The structural pavement section for the garage located on the subject property shall be based on the soils report prepared by a Geotechnical Engineer to the satisfaction of the City Engineer.



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5. The development and preparation of the site shall conform to the soils and geotechnical reports submitted to the City.
  6. The installation of gas, electric, sewer, and water lines and any other below surface utilities is required to take place before the installation of any concrete curbs, gutters, sidewalks, and surfacing of the streets (including repair or replacement).
  7. Metallic identification tape shall be placed between the bottom layer of the finished surface and the top of all irrigation lines in the public right-of-way.
  8. The developer/owner shall be required to repair and/or replace any damaged public improvements fronting the project.
  9. Provide the City with a final drainage/hydrology report/letter indicating that the site design is in accordance with the report and the National Pollutant Discharge Elimination System (NPDES) permit.
  10. The contractor/permittee conducting any earth moving operation shall be responsible for controlling dust created by its grading operation or activities at all times.
  11. A pad certification and compaction report shall be submitted to the City for review and approval prior to applicant request for final inspection on the grading permit. Provide the City with, upon completion of the grading, a compaction report from the geotechnical firm and a letter from a licensed civil engineer that the grading and elevations of the pad were done in accordance with the approved grading plans and prior to the issuance of building plans.
  12. Prior to final inspection a report shall be prepared summarizing the results of any Department of Environmental Health programs required as a part of the development of this project and submitted to the Development Services Director.
- D. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION AUTHORIZED BY PLANNED DEVELOPMENT PERMIT PDP14-0002:
1. All physical elements of the proposed project shown on the approved plans dated October 15, 2014, December 17, 2014 and December 18, 2014 except as noted herein, shall be located substantially where they are shown and shall be constructed in accordance with applicable Lemon Grove City Codes
  2. The CC&Rs shall be recorded.
  3. Each dwelling unit of the proposed subdivision shall be connected to a sewer of the Lemon Grove Sanitation District.
  4. Certification that the as-built grading is consistent with Municipal Code Section 18.08.380 shall be submitted.
  5. The project shall comply with all applicable provisions of the California Fire Code and the California Building Code.
  6. Permanent commercial/industrial three-dimensional street numbers, minimum 12 inches in height with a ½ inch stroke, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible from the street and shall not be obstructed in any manner.
  7. Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite facilities. Numbers or letters shall be a minimum of four (4) inches in height and placed on a contrasting background.

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8. Knox emergency access key box is required at each building, with specific mounting locations approved by Heartland Fire & Rescue. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.
9. A fire department operational permit is required for certain specific operations regulated by the 2013 California Fire Code. The permit is issued after application has been made to Heartland Fire & Rescue and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits on an annual basis. Some permits require additional inspections and permit compliance that may require additional fees to be paid semi-annually.
10. Provide plans on AutoCAD (any release) for pre-fire planning use by fire department. Information shall include locations of all exits, stairwells and roof access. Also, gas, electrical, water, fire sprinkler and standpipe valves and shutoffs, and elevator and electrical equipment rooms, fire alarm panels, remote annunciators and RTU/HVAC detectors.
11. Street trees along the cul-de-sac roadway shall not obstruct the ability of fire apparatus access and fire department aerial operations. Tree height and type should be considered in the ultimate landscape design.
12. Ongoing maintenance of the landscape area including street trees shall be included in the CCR's as an HOA maintenance requirement.
13. The access roadway identified as shared access north of the project shall be considered a fire lane.
14. The private on-site fire protection mains and appurtenances (Backflow Prevention, FDC, PIV etc.) shall be reviewed and approved by the fire department prior to installation.
15. Heartland Fire & Rescue Fees will be determined at time of plan review, inspection, or permit application.
16. All fire apparatus access roadways must be maintained unobstructed and driveable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions.
17. Grades for driveway and fire apparatus access roads shall not exceed 15 percent. Fire Department approval and additional conditions are required for grades up to 20 percent maximum. Angle of approach and departure for driveways shall not exceed 7 degrees.
18. The development and each phase thereof shall have a minimum of 2-points of vehicular access for fire and emergency equipment and for routes of safe egress of citizens regardless of the cul-de-sac length and shall be required as directed by Heartland Fire & Rescue.
19. Fire lane designations shall be required for all fire access roadways as determined by Heartland Fire & Rescue. Posted signs which state "FIRE LANE, NO PARKING" shall be installed every 50 feet. Curbs shall be painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by Heartland Fire & Rescue. All Fire lanes shall be marked and identified prior to Certificate of Occupancy.
20. Fire Apparatus Access roads (all roads in project) shall be usable (paved), accessible and fire hydrant(s) shall be capable of flowing required GPM and shall be tested/accepted by Fire Dept. prior to dropping any lumber for construction.

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21. Loading zones are required adjacent to loading doors and shall be designated on the Development Site or Plot Plan and shall be marked on the appropriate ground surface. Loading zones shall not interfere with required Fire Lanes or emergency egress capabilities.
22. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere or delay emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.
23. Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Heartland Fire & Rescue requirements and have specific plans and permits approved prior to installation. Gates serving multi-family, assembly, educational, hazardous, institutional, or storage structures must be automatic. Knox brand key-operated electric key switch keyed to Heartland Fire & rescue specification are required. The Knox switch shall override all gate functions and open the gate. Other access control systems such as Opticom, siren, etc. shall be permitted with the approval of Heartland Fire & Rescue.
24. The required fire flow shall be 3,800 GPM for 3-hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. If the system is not capable of meeting the required fire flow documentation shall be provided showing financial arrangements have been made and water system improvement plans have been submitted and approved by Heartland Fire & Rescue and the water purveyor to upgrade the existing system prior to release of building permits. Indicate on the site all existing and proposed fire hydrants that will be serving the proposed project.
25. Water improvement plans shall be approved by Heartland Fire & Rescue prior to recordation. The Developer shall furnish Heartland Fire & Rescue with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes maybe required to meet required fire flow requirements. Fire hydrants shall provide one 4" port and 2- 2 ½ ports and must be an approved fire hydrant type.
26. The existing fire hydrant system may be insufficient to provide the required fire flow. This system would be required to be upgraded to meet the required fire flow as identified above. Provide the required fire flow verification from Helix Water District verifying the available fire flow.
27. Prior to combustibles being brought to the site, the developer shall provide written certification from the Water purveyor, dated within the last thirty days, that:
  - a. All public fire hydrants required of the project have been installed, tested, and approved by the water Purveyor, and
  - b. Are permanently connected to the public water main system, and
  - c. Are capable of supplying the required fire flow as required by Heartland Fire & Rescue.
28. Fire hydrants shall be painted per Heartland Fire & Rescue and the local water purveyor standards and be maintained free of obstructions. Blue reflective raised pavement markers shall be installed on the pavement at approved locations marking each fire hydrant.

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29. Public and private water utility mains must provide the level of reliability/redundancy determined necessary by Heartland Fire & Rescue and the local Water Purveyor Engineer.
  30. If any fire hydrant is taken "OUT OF SERVICE" – Heartland Fire & Rescue shall be notified immediately and the hydrant marked, bagged, or otherwise identified as OUT OF SERVICE as directed by the Fire Marshal.
  31. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13 Standard for Automatic Fire Sprinkler Systems. Three sets of plans, hydraulic calculations, and material specification's sheets for all equipment used in the system shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits issued prior to commencing work.
  32. A class one standpipe system is required. A State of California Licensed C-16 Contractor shall submit three (3) sets of plans, specifications, and hydraulic calculations to the Fire Department for review, approval, and permits.
  33. Prior to Fire Department Clearance for occupancy, and automatic fire alarm system shall be installed. The system shall comply with NFPA #72 Standard for Fire Alarm Systems. Three sets of plans, material specification's sheets for all equipment used in the system and California State
  34. Fire Marshal listings shall be submitted by a State of California Licensed C-7 and or 10 Contractor for review, approval, and permits issued prior to commencing work.
  35. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Heartland Fire & Rescue Fire Prevention staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes with business systems that could conflict with the construction documents.
- E. PRIOR TO FINAL APPROVAL OF A BUILDING PERMIT FOR THE CONSTRUCTION AUTHORIZED BY PLANNED DEVELOPMENT PERMIT PDP14-0002:
1. All physical elements of the proposed project shown on the approved plans Exhibit A except as noted herein, shall be located substantially where they are shown and shall be constructed in accordance with applicable Lemon Grove City Codes
  2. Construct the public improvements along Olive Street and the cul-de-sac as proposed in the Improvement and Landscape Plans to the satisfaction of the City Engineer.
  3. Provide the City with, upon completion of the paving, a letter from the geotechnical firm or a licensed civil engineer that the structural pavement section was constructed in accordance with the geotechnical report prior to the issuance of final occupancy.
  4. All fire access gates shall be provided with approved key operating switches and traffic control strobe activating sensors.
  5. Install the proposed street lights (if required) to the satisfaction of the City Engineer. Contact SDG&E for installation and billing requirements.
  6. Install and maintain all improvements proposed in the approved Hydro Modification Plan.
- F. UPON ESTABLISHMENT OF USE IN RELIANCE WITH TENTATIVE MAP:
1. Comply with all of the Conditions of this resolution and the requirements of PDP14-0002.

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2. The property owner, or its successors and assigns shall be responsible for the maintenance, repair, or reconstruction of all irrigation and landscaping improvements and stamped and stained concrete sidewalks installed within the public right-of-way. Sprinkler heads shall be adjusted so as to prevent overspray upon the public sidewalk or the street. The proposed sprinkler heads shall be installed behind the sidewalk, and the irrigation mainline upon private property only, as required by the City. The property owner or, its successors or assigns, shall remove and relocate all irrigation or concrete items from the public right-of-way at no cost to the City, and within a reasonable time frame upon a written notification by the City Engineer.
  3. The proposed onsite sewer shall be privately owned and maintained.
  4. Proper drainage shall be maintained throughout this subdivision as to prevent ponding and/or storage of surface water and shall be in compliance with the National Pollutant Discharge Elimination System (NPDES) permit to the satisfaction of the City Engineer.
  5. The CC&Rs reviewed and accepted by the City shall be enforced at all times.
- G. This approval of this tentative map will expire three years from the date of approval or such longer period as may be extended by State Law. The final map or maps conforming to this conditionally approved tentative map shall be filed with the City Council in time so that said Council may approve the map before this approval expires; unless prior to that date, the Planning Commission or City Council subsequently grants a one-year time extension for obtaining such approval of said final map or maps as provided by the City Subdivision Ordinance.
- H. The terms and conditions of the Tentative Map shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts. |

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## RESOLUTION NO. 2015-\_\_\_\_\_

### RESOLUTION OF THE LEMON GROVE CITY COUNCIL APPROVING PLANNED DEVELOPMENT PERMIT PDP14-0002 AUTHORIZING THE DEVELOPMENT OF AN EIGHTY FOUR UNIT CONDOMINIUM PROJECT AT 3515 OLIVE STREET, LEMON GROVE, CALIFORNIA.

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**WHEREAS**, Citymark Development, filed a complete application for a Planned Development Permit PDP14-0002 and a Tentative Map TM0060 on October 15, 2014, December 17, 2014 and December 18, 2014 to authorize a subdivision of 6 parcels into one lot with eighty four residential condominium units; and

**WHEREAS**, the proposed site includes six parcels (APNs 480-043-17, 18, 30, 31, 33, 37) and the vacation of public right-of-way; and

**WHEREAS**, a Mitigated Negative Declaration, ND15-01, of Environmental Impact regarding Planned Development Permit PDP14-0002 and Tentative Map TM0060 will be will be filed subsequent to its adoption and the approval of the proposed project; and

**WHEREAS**, a public hearing was duly noticed and held by the Lemon Grove Planning Commission on December 4, 2014; and

**WHEREAS**, the Planning Commission was able to make the required findings pursuant to Lemon Grove Municipal Code Section 17.28.030 (C) and recommends approval; and

**WHEREAS**, a public hearing was duly noticed on December 4, 2014 and held by the Lemon Grove City Council on January 6, 2015; and

**WHEREAS**, the City Council finds that the Planned Development Permit PDP14-0002 is consistent with the Lemon Grove General Plan and Downtown Village Specific Plan because it proposes 84 condominium units at a density consistent with the Transit Mixed Use (TMU 5 & 7) Zones of the Downtown Village Specific Plan on an approximate 1.14 net acre area of land which requires a minimum 35-45 dwelling units per net acre; and

**WHEREAS**, the City Council has determined that the following Planned Development Permit findings of fact, as required by Section 17.28.030(C), can be made as follows:

1. That the development is not detrimental to the public interest, health, safety, or general welfare.
  - a. This City Council finds that the design of the proposed project complies, or will be made to comply with all of the applicable requirements of the Downtown Village Specific Plan and Lemon Grove Municipal Code relating to public safety and no such detriment should occur.
2. That the development complies with applicable provision of the Zoning Ordinance (Title 17) and/or deviations that comply with applicable provisions in subsection D of the Planned Development Permit regulations (Section 17.28.030).
  - a. This City Council finds that the proposed project complies with, or conditions have been included for this project to require it comply with the Downtown Village Specific Plan and Lemon Grove Municipal Code requirements relating to off-street parking, screening, and landscape requirements
3. That the development is consistent with general plan policies and standards and other

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applicable plans or policies adopted by the City Council.

- a. This City Council finds that the planned development is consistent with the Lemon Grove General Plan and Downtown Village Specific Plan policies and standards because the Specific Plan allows condominium development in the form and scale proposed; and
4. That the development density or intensity does not exceed general plan limitations.
  - a. This City Council finds that the planned development is consistent with the Lemon Grove General Plan and Downtown Village Specific Plan because it proposes 84 condominium units at a density of 73 dwelling units per acre on TMU5 & 7 land use designation which requires a minimum density of 35-45 dwelling units per acre; and
5. That the existing infrastructure such as utilities, transportation systems, and communications networks adequately serve the development or will be upgraded to efficiently accommodate the additional burdens imposed.
  - a. This City Council finds that public improvements proposed in the Main Street Promenade District allow for safe circulation of pedestrian, bicyclists, and motor vehicles and improves the general welfare of the community; and

**WHEREAS**, the City Council has determined that the following deviations, waivers, or modifications as permitted by the Planned Development Permit regulations (Section 17.28.030D) are adequately offset by enhanced improvements and amenities:

1. A waiver of Downtown Village Specific Plan parking standards and requirements to allow a deficit of required parking spaces (approximately 4 percent) and to allow tandem spaces to count towards the parking requirement.

**WHEREAS**, the City Council has considered Tentative Map TM0060 including conceptual grading plans dated associated with Planned Development Permit PDP14-0002; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Lemon Grove, California hereby:

**SECTION 1.** Waive or modify the following Development Standards in accordance with Section 17.28.030D (Deviations):

1. A waiver of Downtown Village Specific Plan parking standards and requirements to allow a deficit of required parking spaces (approximately 4 percent) and to allow tandem spaces to count towards the parking requirement.

**SECTION 2.** Approve Planned Development Permit PDP14-0002 associated with Tentative Map TM0060 and the grading, site, landscape, and architectural plans referenced as Exhibit A, except as noted herein. This approval authorizes the development of the site located at 3515 Olive Street for an 84 unit condominium development with associated common area. Except as amended, the approval of this project shall be subject to the following conditions:

- A. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION AUTHORIZED BY PLANNED DEVELOPMENT PERMIT PDP14-0002:
  1. All physical elements of the proposed project shown on the approved plans dated October 15, 2014, December 17, 2014 and December 18, 2014 except as noted herein, shall be located substantially where they are shown and shall be constructed in accordance with applicable Lemon Grove Municipal Code.



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2. Pay parkland fees, school fees, Helix Water District Capacity fees, Regional Transportation Congestion Improvement Program (RTCIP) fees, sewer connection fees, and other applicable development fees.
  3. Record the Final (Condominium) Map for TM0060 unless otherwise determined by the Development Services Director.
  4. Submit a landscape documentation package in compliance with Chapter 18.44. The documentation package shall include a detailed landscape and irrigation plan for the entire project. Provide reference sheets for the grading and landscape erosion control plans. The plan shall indicate all surface improvements, including but not limited to, the design and locations of all walls, fences, driveways, walkways, botanical and common names of all plant materials, number, size and location of all plantings; all irrigation lines including valves and back-flow devices; and soil amendments. Said landscape plan shall comply with the requirements of Section 17.24.050(B) and Chapter 18.44 of the Municipal Code. The landscape plan shall be in substantial conformance to the approved landscape concept plan.
  5. The building plans submitted for the proposed condominium units shall include a color and materials board to the satisfaction of the Development Services Director.
  6. All dwelling units shall comply with the interior noise level requirements of California Code Title 24. A letter from an acoustical engineer shall be submitted as evidence that the noise levels have been measured and the building plans have incorporated the recommendations of the acoustical engineer.
  7. All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.
  8. Vehicular sight distance of all driveway entrances shall be to the satisfaction of the City Engineer.
  9. Each dwelling unit in the development shall be protected with an approved automatic fire suppression sprinkler system to the satisfaction of the Fire Marshal.
  10. The project shall comply with all conditions established by the Resolution of Approval for the Tentative Map TM0060.
  11. The project shall comply with all applicable provisions of the California Fire Code and the California Building Code.
- B. PRIOR TO FINAL APPROVAL OF A BUILDING PERMIT FOR THE CONSTRUCTION AUTHORIZED BY PLANNED DEVELOPMENT PERMIT PDP14-0002:
1. All physical elements of the proposed project shown on the approved plans (Exhibit A) except as noted herein, shall be located substantially where they are shown and shall be constructed in accordance with applicable Lemon Grove City Codes.
  2. The color pallete shall be consistent with the conceptual drawing on the approved plans dated October 15, 2014, December 17, 2014 and December 18, 2014 and the color and materials board to the satisfaction of the Development Services Director.
  3. Artistic panels will be designed and illustrated for the parking garage ventilation grills as noted on the West Architectural Elevation to the satisfaction of the Development Services Director.

## Attachment E

- C. UPON ESTABLISHMENT OF USE IN RELIANCE OF THE PLANNED DEVELOPMENT PERMIT:
1. Comply with all of the Conditions of this resolution and the requirements of TM0060, as applicable.
  2. CC&Rs shall be enforced at all times.
  3. All landscaping shall be well maintained and adequately watered at all times. The landscaping located on the subject property shall be maintained in a healthy and growing condition at all times. All on-site & off-site landscaped areas shall be planted and irrigated by a permanent irrigation system.
  4. The proposed facility shall fully comply with the requirements of the California Fire Code to the satisfaction of the Fire Chief.
  5. All screening fences, and walls on the subject property shall be maintained in good condition at all times.
  6. All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.
  7. All graffiti shall be removed or painted over with a paint that closely matches the color of the exterior of the building within 48 hours of the discovery of the graffiti.
  8. Any deviations proposed from the approved plans relating to the construction of facilities and maintenance of improvements shall substantially conform to the approved plans (Exhibit A) to the satisfaction of the Development Services Department.
- D. This approval of this Planned Development Permit will expire three years from the date of approval or such longer period as may be extended by State Law (the Planned Development Permit will be extended automatically with any extensions required of Tentative Map TM0060 in accordance with State Law).
- E. The terms and conditions of the Planned Development Permit shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Planned Development Permit and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts. ]

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**ENVIRONMENTAL CHECKLIST FORM  
CITY OF LEMON GROVE  
DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL ASSESSMENT NO. ND15-01**

1. **Project Title:** Citymark Lemon Grove PDP140-002 and TM0060
2. **Lead Agency Name and Address:** City of Lemon Grove  
3232 Main Street  
Lemon Grove, CA 91945
3. **Contact Person and Phone Number:** Carol Dick, Development Services Director  
(619) 825-3806
4. **Project Location:** Six parcels and a portion of City right-of-way (1.14 net acres) located at 3515 Olive Street, Lemon Grove, CA 91945. Assessor's Parcel Number: 480-043-17, 18, 30, 31, 33, 37, and public right-of-way (to be vacated).
5. **Project Sponsor's Name and Address:** Russ Haley, Citymark Development, 3818 Park Boulevard, San Diego, CA 92103. **Phone:** (619) 235-4691.
6. **General Plan Designation:** The subject properties are designated as Transit Mixed Use 5 and 7 in the Downtown Village Specific Plan (DVSP).
7. **Zoning:** The subject properties are located in the Transit Mixed Use 5 and 7 zones of the Downtown Village Specific Plan (DVSP).
8. **Description of the Project:** The proposed project is a request for a Planned Development Permit (PDP14-0002) and Tentative Map (TM0060) to authorize the demolition of existing structures and to construct an 84 residential unit condominium development. The project site consists of parcels that contain vacant structures that were previously occupied by Culligan Water Softening, a portion of City right-of-way to be vacated and City owned vacant parcels. The site contains slopes created as a part of the cul-de-sac driveway and there is no vegetation. The physical improvements for the project include removal of the existing warehouse structures, demolition of the paved areas on-site, excavation and grading, construction of retaining walls, public street dedication and improvements, construction of the residential structure and vehicle parking areas, hardscape, landscape and irrigation, lighting, and signage.
9. **Surrounding Land Uses and Setting:** The project site is located on a city block bounded on the north side by North Avenue; on the south side by Broadway; on the east side by the Main Street Promenade and on the west side by Olive Street. This area is a developed urban commercial area near a main entry to the City of Lemon Grove from SR94 and located within the Downtown Village Specific Plan. The existing surrounding land uses consist of heavy commercial uses, a senior housing and apartment development, retail stores, heavy commercial businesses, and a driveway with a cul-de-sac. The Lemon Grove Trolley Depot serving the Orange Line is within 50 feet of the project site.
10. **Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):** Department of Fish & Game, FAA Notice, County of San Diego Department of Environmental Health.

# Attachment F

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors highlighted below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics	x	Hazards & Hazardous Materials	x	Public Services
	Agricultural Resources	x	Hydrology/Water Quality	x	Recreation
	Air Quality		Land Use/Planning	x	Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources	x	Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		

**DETERMINATION:** (To be completed by the Lead Agency)

### On the basis of this initial evaluation:

\_\_\_\_\_ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

  **X**   I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

\_\_\_\_\_ I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

\_\_\_\_\_ I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but a least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addresses.

\_\_\_\_\_ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in and earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

On file December 3, 2014

Signature Date

Carol Dick, Development Services Director

City of Lemon Grove

Printed Name

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on the project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particularly physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis”, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR or other CEQA process, and effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effect were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated” describe the mitigation measures which were incorporated or refined from the earlier document and extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances, etc.). Reference

# Attachment F

to a previously prepared or outside document should where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: a source list should be attached and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that relevant to the project's environmental effects in whatever format is selected.
9. The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

## ISSUES AND SUPPORTING INFORMATION

1. **AESTHETICS.** Would the Project:
  - a) Have a substantial adverse effect on a scenic vista?
  - b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic?
  - c) Substantially degrade the existing visual character or quality of the site and its surroundings?
  - d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☒ Less Than Significant Impact  
☐ No Impact

### Discussion:

The site is located in a developed urbanized area. The subject property is not located in or near a scenic vista or scenic highway. The project includes the demolition of existing structures and the construction of an 84 residential condominium unit development. The development will introduce additional lighting within the urban neighborhood. All exterior lighting shall conform to the California Building Code Title 24 requirements and city ordinances. The project will be compatible with the surrounding mixed use development.

**Source: 1, 2, 4, 5, 6**

2. **AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:
  - a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
  - b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
  - c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

## Attachment F

- ☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☒ No Impact

### Discussion:

The project is located within a developed urban commercial area. The property is not located in an area used for agricultural purposes and no such impacts will occur.

**Source: 1, 2, 4, 5, 6**

- 3. AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:
- a) Conflict with or obstruct implementation of the applicable air quality plan?
  - b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
  - c) Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under any applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors?
  - d) Expose sensitive receptors to substantial pollutant concentrations?

- ☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☒ Less Than Significant Impact  
☐ No Impact

### Discussion:

The project is an urban infill residential project consisting of 84 residential units. The project is located approximately 500-feet south of State Route 94 and the prevailing winds are from the southwest. The project is upwind of SR94 and the main city entry intersection. Outdoor spaces include individual unit balconies and a landscaped rooftop terrace. The individual balconies are located on the south, west, and east sides of the structure and the major open space serving the project occurs on the rooftop. The project includes air conditioning/ heating and operable windows. Routine maintenance of the filters will be accomplished by residents or management personnel.

The project includes site preparation involving excavation for utilities and foundations. Dust generation during site preparation and construction activities is required to be controlled and implemented by the contractor consistent with the Air Quality District regulations. Standard conditions of approval will be included in the resolution of approval.

The Master Environmental Impact Report (MEIR) for the City of Lemon Grove's General Plan anticipates the implementation of the mitigation measures identified in this document to reduce air quality impacts associated with the build out of Lemon Grove but not to a less than significant level. The cumulative air quality impacts will remain significant and unmitigated. However, this project is not considered to result in a cumulatively considerable net increase of any criteria pollutant.

**Source: 1, 2, 4, 5, 6, 8, 9, 12, 13**

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### 4. **BIOLOGICAL RESOURCES.** Would the project:

- a) Have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of fish and Game or U.S. Fish and Wildlife service?
- b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, regulations or by the California Department of Fish and Game or U.S. Wildlife service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to march vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any resident, migratory wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan and other approved local, regional, or state habitat conservation plan?

☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☒ No Impact

#### **Discussion:**

The project is an urban infill residential project consisting of 84 residential units. The site is currently developed with commercial buildings, a surface parking lot and does not contain landscape. No wildlife movement corridors will be impacted by this project and mitigation is not required.

**Source: 1, 2, 4, 5, 6**

### 5. **CULTURAL RESOURCES.** Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☒ No Impact

#### **Discussion:**

The General Plan and Specific Plan include analyses of prehistoric and historic resources for the area within the City of Lemon Grove. There are no known historical resources located on the subject property. The project does not include mass grading and retaining walls are placed only to adjust the temporary slope recently constructed as a part of the existing cul-de-sac.



## Attachment F

The General Plan and Specific Plan state that the subject property is located in an area underlain by the Linda Vista formation geologic formation, now mapped as Pleistocene Qvop deposits. The Linda Vista formation has a very low potential for paleontological resources and mitigation measures are not required.

A cultural resources records search and a Sacred Lands File search of the Downtown Village Specific Plan project area was accomplished in 2005. Mitigation measures are not required as a result of this search.

There are no known human remains or those interred outside of formal cemeteries on the subject property or in the surrounding area. Because the site has been graded as a part of previous developments, the potential for resources is unlikely. However, in the event any potential historical or unique archeological resources are discovered during site preparation or construction activities, all work in the immediate vicinity shall be suspended and alteration of the materials and their context shall be avoided pending site investigation by a qualified archaeological or cultural resources consultant retained by the project sponsor. If the discovery includes human remains, the applicant shall initiate and complete the programs outlined in CEQA Guidelines 15064.5.

**Source: 1, 2, 4, 5, 6, 12**

**6. GEOLOGY AND SOILS.** Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on the other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (ii) Strong seismic ground shaking? (iii) Seismic-related ground failure, including liquefaction? (iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Locate on the expansive soil, as defined in Table 18-I-b of the Uniform Building Code (1997), creating substantial risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☒ Less Than Significant Impact  
☐ No Impact

**Discussion:**

The project is an urban infill residential project consisting of 84 residential units. The site is currently developed with commercial buildings and surface parking areas. Minimal soil excavation (foundation and utilities) and grading activities (fill) are proposed as a part of this project.

New structures are required to comply with the current seismic requirements of the California Building Code. Like most urban areas in Southern California, Lemon Grove is subject to

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earthquakes. The project site is not located in an Earthquake Fault Zone according to the Alquist-Priolo Earthquake Fault Zoning Act and no active faults or ground ruptures have been mapped underlying the site or within the City of Lemon Grove. Active regional faults may cause ground shaking in Lemon Grove. Typical erosion control measures will be required during site grading.

A geotechnical study is required to be submitted with an improvement permit application addressing potential landslide, subsidence, faulting, liquefaction, groundwater or other soil hazard. Studies in the vicinity have concluded that the area is stable. The study shall propose construction requirements to ensure that the site is suitable for the proposed project.

**Source: 1, 2, 4, 5, 6, 14, 15**

- 7. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:
- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?
  - b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?
  - c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
  - d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and , as a result would it create a significant hazard to the public or the environment?
  - e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the area?
  - f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people resident or working in the project area?
  - g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
  - h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?

☐ Potentially significant Impact  
☒ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☐ No Impact

## Discussion:

The project is an urban infill residential project consisting of 84 residential units. The site is currently developed with commercial buildings and surface parking areas. There is no current use or generation of hazardous materials or wastes on the site. Because of historical uses of the site, a subsurface assessment and strategy were prepared and generated a program to monitor on-site environmental conditions was recommended to be implemented and to continue once site redevelopment activities were complete. Minimal soil excavation (foundation and utilities) and grading activities (fill) are proposed as a part of this project and groundwater monitoring wells will be installed upon completion of site redevelopment. Recommendations of the Soil Management Plan and the Site Assessment (groundwater and soil sampling) will be implemented as mitigation measures with oversight conducted by the Department of Environmental Health.

## Attachment F

The proposed project will not impair implementation of, or physically interfere with, any emergency response plan or evacuation plan.

The project is located within an urbanized area and there are no wildlands located within the vicinity.

The project is in proximity to a navigation facility and notice must be filed in compliance with the FAA Part 77 Notice Criteria.

**Source: 1, 2, 4, 5, 6, 14, 15, 16, 17**

**8. HYDROLOGY AND WATER QUALITY.** Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the groundwater table level ((e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c) Substantially alter existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would resulting a substantial erosion or siltation on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of surface runoff in a manner which would resulting flooding on- or off-site.
- e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade water quality?
- g) Place housing within a 100-year floodplain on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i) Expose people or structures to significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation by seiche, tsunami, or mudflow?

☐ Potentially significant Impact  
☒ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☐ No Impact

**Discussion:**

The project is an urban infill residential project consisting of 84 residential units. The site is currently developed with commercial buildings and surface parking areas. As part of a subsurface assessment and strategy, a program to monitor on-site environmental conditions, including groundwater, was recommended to be implemented and to continue once site redevelopment activities were complete. Minimal soil excavation (foundation and utilities) and grading activities (fill) are proposed as a part of this project and groundwater monitoring wells will be installed upon completion of site redevelopment. Recommendations of the Soil Management Plan and the Site Assessment (groundwater and soil sampling) will be implemented as mitigation measures with oversight by the Department of Environmental Health.

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The project is within the Chollas Hydrologic Sub Area (HSA) 8.22 which is within the San Diego Mesa Hydrologic Area (HA) 908.20 within the Pueblo San Diego Hydrologic Unit 908.00. The receiving water is Chollas Creek which is listed as impaired. The site is surrounded by paved streets and there is a storm drain system in Olive Street.

To address water quality for the project, BMPs will be implemented during construction and post-construction. Mitigation measures identified in the Water Quality report to be prepared for this project shall be implemented as recommended and are included as mitigation measures and conditions of approval. The mitigation measures shall incorporate best management practices (BMPs) including site design (LID), source control and treatment control. The implementation, construction and on-going maintenance will reduce the impact of the flow of stormwater or the capacity of the storm drain system to less than significant.

The project is located outside of the 100-year floodplain and the project has been designed for the 100-year flood event and no such impact is expected to occur.

**Source: 1, 2, 4, 5, 6, 10, 12, 14, 15, 17**

**9. LAND USE PLANNING.** Would the project:

- a) Physically divide an established community?
- b) Conflict with an applicable land use plan, policy or regulation of agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?

☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☒ No Impact

**Discussion:**

The proposed site is located in the Transit Mixed Use 7 and 5 (TMU7, TMU5) land use designation of the Downtown Village Specific Plan and is an urban infill development project. The existing Culligan Water Softening facility campus is to be demolished. The designs of the 84-residential dwelling units consist of a mix of 1-3 bedroom units. The project includes vehicular parking for the residential units, common open space, bike storage space, a designated vehicle loading area, and ornamental landscape. The project site is located approximately 50-feet from the existing Lemon Grove Depot trolley station.

The project does not divide an established community nor does the project conflict with any applicable habitat conservation plan.

**Source: 1, 2, 4, 5, 6**

**10. MINERAL RESOURCES.** Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ Potentially significant Impact

## Attachment F

☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☒ No Impact

### Discussion:

There are no known mineral resources of value located within the City of Lemon Grove.

**Source: 1, 2, 4, 5, 6**

### 11. **NOISE.** Would the project:

- a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels?
- c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) Result in a substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public use airport, would the project expose people residing or working in the area to excessive noise levels?
- f) For a project within vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially significant Impact  
☒ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☐ No Impact

### Discussion:

The project area is located near SR94 which generates noise levels in certain areas from the highway that currently require mitigation measures to be implemented in future construction projects and this project is one of those projects that incorporate noise attenuation devices in the structure to reduce noise levels to below a level of significance. The project shall also consider the reasonably foreseeable implementation of the Lemon Grove Realignment Project and design the project to reduce noise levels produced by the realignment. Mitigation measures and conditions of approval have been included in the Resolution of Approval requiring that sound-rated windows, walls and doors within the project be components of the construction where required consistent with the specifications of the Realignment Noise Assessment. Mechanical ventilation and/or air conditioning shall also be installed in order to provide an alternate method of supplying fresh air. Written confirmation from an Acoustical Engineer that the project construction documents are consistent with the requirements shall be submitted prior to permit issuance.

The subject property is not located within the vicinity of a private airstrip or public airport.

**Source: 1, 2, 3, 4, 5, 6, 7**

### 12. **POPULATION AND HOUSING.** Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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- b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing units elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☒ Less Than Significant Impact  
☐ No Impact

### Discussion:

The project would create an increase of 84 residential condominium units expected to be priced at market rate. This project promotes the goals and objectives of the housing element and the Downtown Village Specific Plan.

The project does not displace existing housing units or people.

**Source: 1, 2, 4, 5, 6, 11, 17**

- 13. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

☐ Potentially significant Impact  
☒ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☐ No Impact

**Discussion:** The Fire Department has reviewed the proposed project and determined that the Fire Department can provide adequate fire protection services subject to on-going landscape maintenance requirements. The Sheriff's Department services are adequate for the proposed project. The project may increase the number of students in the local school district and may increase the demand on City parks. The project proposes a rooftop deck and private balconies. These proposed facilities do not meet the threshold for park area per standard dwelling unit. The difference will be offset by an in-lieu park fee to reduce the potential impact on parks to a level that is less than significant.

**Source: 1, 2, 4, 5, 6, 11, 17**

- 14. RECREATION.** Would the project:

- a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

- ☐ Potentially significant Impact  
☒ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☐ No Impact

**Discussion:**

The project may increase the demand on City parks. The project proposes a rooftop deck, fitness room, and private balconies. These proposed facilities do not meet the threshold for park area per standard dwelling unit. The difference will be offset by an in-lieu park fee to reduce the potential impact on parks to a level that is less than significant.

**Source:** 1, 2, 3, 4, 5, 6, 11, 17

**15. TRANSPORTATION/TRAFFIC.** Would the project:

- a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., resulting a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?
- b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?
- d) Substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersection) or incompatible uses (e.g. farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

- ☐ Potentially significant Impact  
☒ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☐ No Impact

**Discussion:** The project site is located at 3515 Olive Street. The DVSP identifies the planned width of North Avenue at 78-feet and Olive Street at a planned width of 78 to 80-feet. The General Plan Amendment requires that the improvements be installed concurrent with the construction of the future development proposals. The project shall dedicate real property to complete the ultimate right-of-way half-width on Olive Street consistent with the neighboring Citronica II property and compatible with the Realignment Project. The undergrounding of overhead utilities are delayed pending additional property owners' consent along the City block frontage and an agreement not to oppose an undergrounding district is required. The project will provide street trees, curb, gutter and sidewalk improvements along the project's frontage on Olive Street and along the cul-de-sac in the middle of the City block.

The proposed access to the project and parking area will be achieved through the access contiguous to the north property line of the project site and shared with Citronica II. The Traffic Analysis prepared for Citronica II project estimated a total of 420ADT including 18 AM peak-hour trips and 34 PM peak-hour trips at the project driveways (including the existing site uses). In order to consider reasonably foreseeable projects in the area, the traffic study also included the build-out of Citronica 2, the Lemon Grove Realignment project and the vacation of Main Street.

# Attachment F

The project includes vacation of right-of-way around the existing cul-de-sac that relied on future redevelopment of private property and real property dedication. The intent of this right-of-way was to eventually connect with Lemon Avenue at a future four way stop. The recent property acquisition and use of this private property makes this concept unlikely. The project includes a request to vacate this segment as a part of the Tentative Map. This proposed vacation eliminates potential undesirable through-traffic.

Traffic Studies and Analyses for the Downtown Village Specific Plan, the Lemon Grove Avenue Realignment, the Main Street Promenade and neighboring projects have identified the build out of the transit mixed use zone at approximately 400 dwelling units and a total of 820 dwelling units for the Downtown Village Specific Plan area. Density is assumed to be 150 percent of the minimum density of a zone and this project will add 84 units (420-504 ADT) to the existing 136 dwelling units on this block. Traffic generation standards for residential densities are significantly less than traffic generated by commercial activities and the proposed project is well within the traffic assumed for the complete development of this block.

Although congestion currently occurs and is expected to continue at certain intersections (Level of Service E) within the area, the proposed mitigation measures will reduce the impacts below a level of significance. The project will be required to provide a proportional share to fund the intersection improvements at Lemon Avenue and Olive Street (three way stop) and the signalization at Broadway and Olive Street. This participation is included as mitigation measures.

This project will not generate more than 2,400 daily trips and will not generate more than 200 peak hour trips and therefore does not meet the threshold established by the county Congestion Management Agency.

The proposed project has been reviewed by the City of Lemon Grove Engineering Department and the Fire Department and these departments have determined that the design does not create hazardous design features and that emergency access to the subject property is adequate as designed and conditioned. The proposed project will not conflict with adopted policies or programs relating to alternative transportation.

The project includes a request to deviate from parking requirements regarding quantity, dimensions, and design (tandem). The project is constrained by the existing geometry of the site and the parking space dimensions are adjusted to create the most efficient and functional parking area while providing the maximum number of spaces for the residents and guests. The assignment of tandem parking spaces will be unit based to provide operational feasibility. The project provides approximately 97 percent of the required parking and offsets include the close proximity to the Lemon Grove Trolley Depot (50 feet), bicycle storage in excess of the requirements, motorcycle storage, on-site amenities (rooftop terrace and fitness room). The location of the project near the transit station encourages transit use and while the reduction of parking spaces is not significant, limiting parking assets can encourage inhabitants to utilize mass transit. Mitigation measures are not required for deviations from the parking standards or requirements.

**Source: 1, 2, 4, 5, 6, 8, 9, 12, 16**

## **16. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?



## Attachment F

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e) Result in a determination by the wastewater treatment facilities which services or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with the federal, state, and local statutes and regulations related to solid waste?

☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☒ Less Than Significant Impact  
☐ No Impact

### Discussion:

The existing electrical systems are adequate for the proposed project. Utility easements will be established and recorded as a part of the project.

The proposed drainage system has been designed for a 100-year storm event. The project will be required to comply with a Water Quality Technical Report and Storm Water Management Plan. Standard conditions of project approval require submittal of construction BMPs and the implementation of these BMPs during the construction of the project. The implementation, construction and on-going maintenance of the devices identified in the Technical Report are mitigation measures under the Hydrology and Water Quality section and will reduce the impact of the flow of stormwater or the capacity of the storm drain system to less than significant.

The City contracts with EDCO Disposal Services to collect the residential, commercial and municipal solid waste and recyclables. The Integrated Waste Management Act on 1989 was enacted to reduce dependence on solid waste landfills and requires local jurisdictions amount of waste to be cut. The City of Lemon Grove has developed a program to meet waste reduction mandates and the applicant shall be required to comply with those requirements. Mitigation is not required.

The project will comply with all federal, state and local statutes and regulations regarding solid waste.

**Source: 1, 2, 5, 6**

### 17. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

## Attachment F

- ☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☒ Less Than Significant Impact  
☐ No Impact

### Discussion:

The proposed project will not degrade the quality of the environment because it is located in a developed urban setting and designed to avoid direct and indirect impacts to water quality. Standard conditions of approval have been incorporated into the project design to reduce the potential for the development to degrade the quality of the environment in regards to traffic circulation and open space. There are no known cultural resources on this site and mitigation measures have been included in the project approval to address the unexpected discovery of any resources uncovered during site preparation or construction.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively Considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?

- ☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☒ No Impact

### Discussion:

This urban infill redevelopment project as designed and conditioned may result in impacts that are cumulatively considerable. The City may choose to limit future densities and project types to encourage a broader mix of uses. The project is located in a redevelopment area that was characterized by underutilized commercial properties and did not provide the pedestrian activity that would attract successful commercial and retail redevelopment. With this residential project, future residential units may be limited to further commercial uses in the vicinity.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

- ☐ Potentially significant Impact  
☐ Less than Significant with Mitigation Incorporated  
☐ Less Than Significant Impact  
☒ No Impact

### Discussion:

The project is an urban infill mixed-use project consisting of commercial space and residential units and will not cause substantial adverse effects on human beings, either directly or indirectly.

**Source: 1, 2, 3, 4, 5, 6, 11, 17**

**In view of the above analysis, it is determined that the project will not have a significant impact on the environment and an environmental impact report is not required.**

# Attachment F

## EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

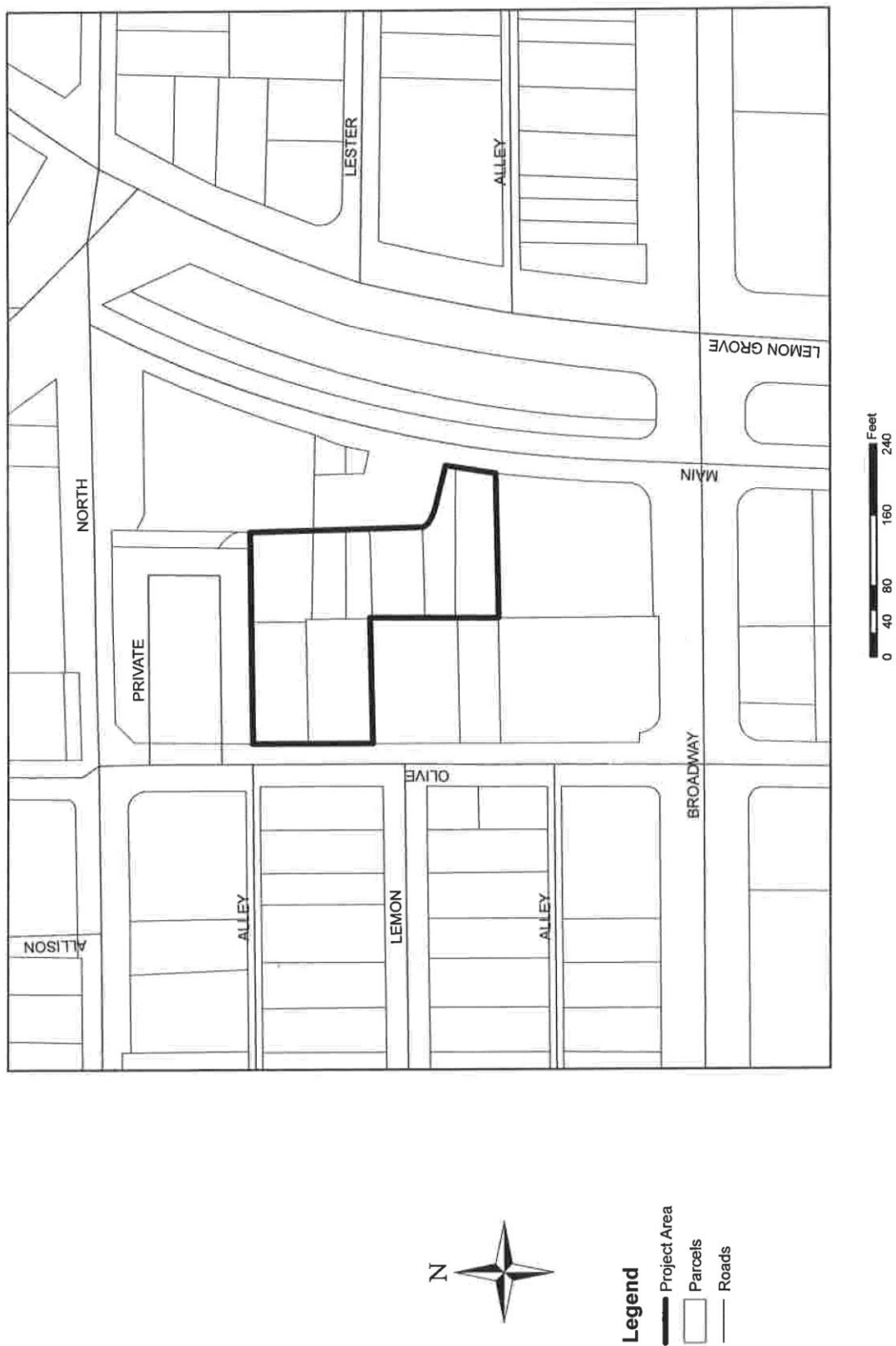
Earlier Documents prepared and utilized in this analysis are listed below. All of the documents are available at the City of Lemon Grove, Development Services Department, 3232 Main Street, Lemon Grove.

Reference #	Document Title
1	City of Lemon Grove General Plan
2	Master Environmental Impact Report for the Lemon Grove General Plan
3	City of Lemon Grove Municipal Code
4	Downtown Village Specific Plan prepared by Mooney Jones and Stokes adopted June 2005
5	Downtown Village Specific Plan Mitigated Negative Declaration prepared by Mooney Jones and Stokes certified June 2005
6	PDP14-0002/TM001 Application Packet
7	Acoustical Analysis Reports Prepared by Kimley-Horn and Associates, Inc. dated November/December 2006
8	Traffic Study for City of Lemon Grove Redevelopment Project prepared by Darnell & Associates, dated July 5, 2006
9	Traffic Impact Analysis prepared by Kimley-Horn and Associates, Inc. dated December, 2008.
10	Firm Insurance Rate Map Community Panel No. 06073C1910G effective date May 16, 2012
11	City of Lemon Grove Housing Element 2005-2010, dated December 2006
12	General Plan Amendment GPA06-003 Realignment of Lemon Grove Avenue and Construction Documents (60%).
13	Air Quality and Land Use Handbook: A Community Health Perspective prepared by the California Environmental Protection Agency and California Air Resources Board dated April 2005
14	Soil Management Plan prepared by SCS Engineers dated April 13, 2013.
15	Environmental Site Assessment by SCS Engineers dated July 18, 2014
16	FAA Part 77 Notice Criteria Tool
17	City of Lemon Grove Health & Wellness Element, dated July 15, 2014

## Individuals and Organizations Consulted

Carol Dick, Development Services Director, City of Lemon Grove  
Leon Firsht, City Engineer, City of Lemon Grove  
Tamara O'Neal, Associate Engineer, City of Lemon Grove  
Chris Jensen, Deputy Fire Marshal, Heartland Fire & Rescue  
Robert Gutzler, SCS Engineers  
Kurt Culver, President and CEO, Esgil

# Attachment F



# **Attachment G**

## **EXHIBIT “A” – PROJECT PLANS**

**Oversized Plans enclosed in City Council packets and  
available for public review at City Hall**